



PLANNING COMMITTEE: 2nd September 2014
DIRECTORATE: Regeneration, Enterprise and Planning
HEAD OF PLANNING: Susan Bridge

N/2014/0854: Outline application for development of up to 125 dwellings, including affordable housing, access and associated works, open space including strategic landscaping, formal sports pitches and children's play space, car and coach parking area to serve Moulton School and the local community. (Daventry District Council Consultation), land to South of Boughton Road, Moulton

WARD: N/A

APPLICANT: Hallam Land Management
AGENT: Januarys

REFERRED BY: Head of Planning
REASON: Major Fringe Application

DEPARTURE: N/A

CONSULTATION BY DAVENTRY DISTRICT COUNCIL:

1. RECOMMENDATION

1.1 That Northampton Borough Council raise **NO OBJECTIONS** to the principle of development subject to the issues below being addressed by Daventry District Council:

- No objections being received from Northamptonshire County Council Highways regarding the impact on the local road network;
- No objections being received from Northamptonshire County Council Education regarding the impact on education provision.

2. THE PROPOSAL

- 2.1 Outline planning permission has been applied for to Daventry District Council for up to 125 dwellings. All matters are reserved other than access, which would be formed from Boughton Road. Affordable housing; landscaping; sports pitches and children's play space and car and coach parking to serve the neighbouring school are also proposed as part of the application.

3. SITE DESCRIPTION

- 3.1 Located to the west of Moulton, the site is broadly an 'L' shaped area of agricultural land, 10.7 hectares in size, running south from Boughton Road and then east where it borders Moulton School and Science College and Moulton Football Club. The eastern part of the site is to the south of Carey Close, a residential cul-de-sac. There is a separate parcel of land between Carey Close and the application site, fronting Boughton Road, which is the site of a separate planning application and the subject of a separate report on the Planning Committee Agenda.

4. PLANNING HISTORY

- 4.1 No history relevant to this site.

5. PLANNING POLICY

5.1 Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a planning application to be determined in accordance with the Development Plan unless material planning considerations indicate otherwise. The current Development Plan for the purposes of this application comprises the saved policies of the Daventry Local Plan and the Submitted West Northamptonshire Joint Core Strategy Submission 2012 (including Proposed Modifications, January 2014).

5.2 National Policies

The National Planning Policy Framework (NPPF) sets out the Government's core planning principles that underpin both plan making and decision-making. The starting point for assessing planning applications is outlined as the development plan, planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The NPPF highlights a presumption in favour of sustainable development (para 14), however, in respect of this presumption any adverse impacts of development need to be assessed against the benefits of approving a planning application.

The NPPF also requires the provision of a supply of housing with a range of types, tenures and densities as well as encouraging high quality design; the promotion of healthy communities; conserving and enhancing the natural and historic environments; and sustainable transport.

5.3 Submitted West Northamptonshire Joint Core Strategy (including Proposed Modifications, January 2014)

Weight also needs to be given as the Plan has reached an advanced stage in the process and is currently awaiting the Inspector's report.

The Plan provides strategic direction in respect of proposed development within West Northamptonshire, however, the key policies in respect of the amount and location of development as contained in the following policies:

Policy S1 provides the overall approach to development and identifies that new development in the rural areas will be limited, with emphasis placed on enhancing and maintaining the distinctive character and vitality.

Policy S3 identifies the overall scale and distribution of new housing provision for West Northamptonshire. The proposal lies within the Daventry rural area where about 2,360 dwellings are proposed within the plan period.

Policy S10 sets out the principles for sustainable development, requiring all development to be sustainably designed, energy efficient and to be easily accessed via non-car modes of transport. Policies C2, C3 and C5 elaborate further on this latter issue requiring development to be well connected both locally and more strategically. Policy H5 requires all residential development to incorporate sustainable design principles.

The plan identifies the Northampton Related Development Area which defines the areas in which the strategically assessed housing needs of the Borough are to be met within the plan period.

5.4 Daventry Local Plan (1997)

The Daventry District Local Plan consists of a number of saved policies which set out the Council's policies and proposals for guiding the development and use of land within the area. The proposed site lies immediately to the west of the settlement of Moulton to the north of Northampton Borough, in countryside where green wedge saved policy EN10 and open countryside policy HS24 apply. Moulton itself is defined as a restricted infill village which provides the potential for limited development where it meets a series of criteria attached to the policy.

6. APPRAISAL

- 6.1 It is considered that the application does not constitute development affecting the Northampton Related Development Area. The site is physically separate from the Borough boundary and can clearly be seen as an extension to the existing settlement of Moulton rather than an extension to Northampton. Consequently the application should be considered by Daventry District Council in the context of their five year housing land supply and the local impact on Moulton rather than in any wider context.
- 6.2 In terms of the NPPF it is considered that the site, due to its location at the edge of an established settlement with educational and recreational facilities close by and the accessibility to Northampton represents a broadly sustainable location.
- 6.3 The scale of the development, even in conjunction with other developments in this locality, is not considered likely to generate a significant impact on the Borough in terms of the use of facilities and services. It is proposed to provide 29% affordable housing on site, as well as financial contributions towards Fire and Rescue; Bus Infrastructure and Health.
- 6.4 Notwithstanding proposed contributions towards road improvements, the impact of this application, as with all developments in this area, should be carefully assessed in terms of the effect on the local road network.
- 6.5 The application proposes a financial contribution towards education provision (primary and secondary) to serve the development. It is a matter for the County Council as Education Authority as to whether this is acceptable.
- 6.6 In terms of an assessment of the development itself it is considered that the proposal would connect with the existing settlement through new and improved pedestrian pathways, as well as providing open space, a play area and sports pitches. There would also be community benefit with the provision of a car park to serve the adjacent school.
- 6.7 The development may be visible from certain vantage points within Northampton, however it would be seen in the context of the existing settlement and consequently this visual impact is not considered to be unacceptable.

7. CONCLUSION

- 7.1 Overall it is considered that the location of the site is broadly sustainable and would have little undue adverse impacts upon the Borough. Consequently, subject to the impact on the local road network

and education provision being assessed as acceptable, it is recommended that no objections be raised.

8. BACKGROUND PAPERS

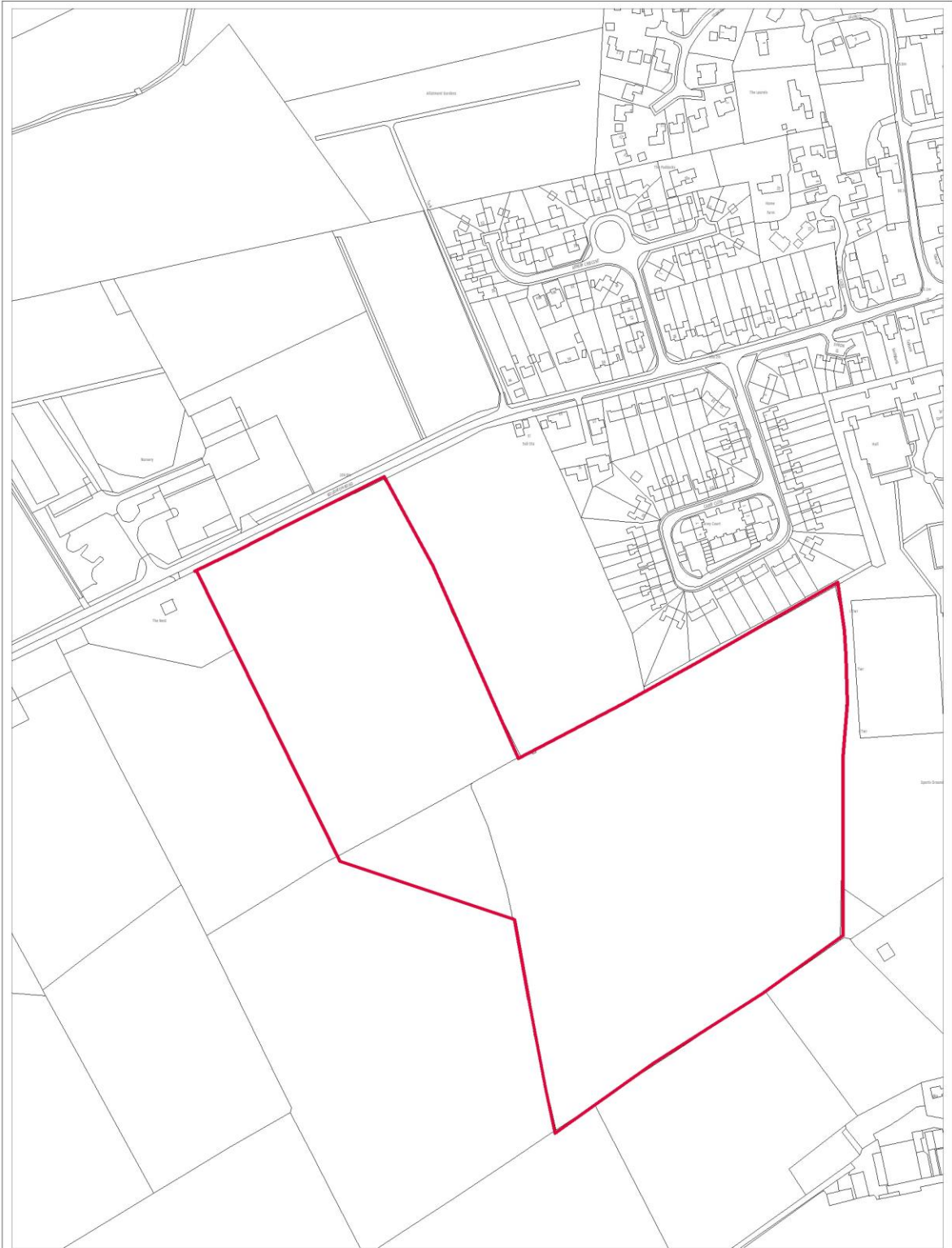
8.1 N/2014/0854.

9. LEGAL IMPLICATIONS

9.1 None.

10. SUMMARY AND LINKS TO CORPORATE PLAN

10.1 In reaching the attached recommendations regard has been given to securing the objectives, visions and priorities outlined in the Corporate Plan together with those of associated Frameworks and Strategies.



Name: Location Plan
Date: 18th August 2014
Scale: 1:3500
Dept: Planning
Project: Committee

Title

Fringe Application - Land South of Boughton Road

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